

ORDINANCE NO. 1299

AN ORDINANCE AMENDING CHAPTER 27 OF THE LODI  
MUNICIPAL CODE TO PERMIT UNDER SPECIFIC CONDITIONS,  
CONSTRUCTION OF SECOND LIVING UNITS  
IN AREAS ZONED R-1, R-2, AND R-LD

Be it ordained by the Lodi City Council as follows:

Chapter 27 - Zoning of the Lodi Municipal Code is hereby amended to permit under specific conditions, construction of second living units in areas zoned R-1, R-2, and R-LD as follows:

Section 1 Chapter 27, Section 27-3 "Definitions" is hereby amended to add the following definition:

"Residential Second Unit. A residential second unit is an additional living unit on a lot within a single family zone. A second unit is a self-contained unit with separate kitchen, living and sleeping facilities. A second unit can be created by (a) altering a single family dwelling to establish a separate unit, or (b) adding a separate unit onto an existing dwelling."

Section 2 Chapter 27, Section 27-5, Section 27-6, and Section 27-6A is hereby amended to add the following use:

"Second-Unit Dwellings"

A second residential unit may be added to an existing residence on a single-family lot provided that the following conditions apply:

1. Use Permit

- a. The applicant for a second unit must secure a Use Permit from the Planning

Commission.

- b. The applicant for the Use Permit must be the owner/occupant of the property on which the second unit will be constructed.

**2. Height and Area**

- a. A lot proposed for a second unit must meet the following minimum lot size requirements:

R-1 - 6,500 square feet minimum lot size.  
R-2 - 6,000 square feet minimum lot size.  
R-LD - 6,000 square feet minimum lot size.

- b. All setback, height and lot coverage requirements of the zone must be met.

**3. Design Standards**

- a. The second unit must be made architecturally compatible with the existing residence.
- b. The second unit shall have a separate exterior entrance.
- c. No new entrances will be permitted on the front of the existing residence.
- d. The floor area of the second unit cannot exceed 400 square feet.

**4. Parking**

One legal off-street parking space must be provided **for** the new unit. The parking space must be in addition to the parking required for the main residence and must meet all setback requirements.

**5. General Standards**

In all cases, the City shall determine that the proposed unit is compatible with the design of the surrounding residences and does

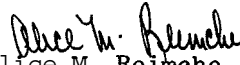
not adversely affect public facilities or the neighborhood.

Approved this 6th day of October, 1983



Mayor

Attest:



Alice M. Reimche  
City Clerk

State of California  
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1299 was introduced at a regular meeting of the City Council of the City of Lodi on September 21, 1983 and was ordered to print at an adjourned regular meeting on October 6, 1983 by the following vote:

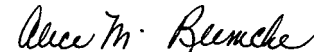
Ayes: Council Members - Snider, Reid, Murphy,  
Pinkerton & Olson  
(Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None

I further certify that Ordinance No. 1299 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.



Alice M. Reimche  
City Clerk

Approved as to form



Ronald M. Stein  
City Attorney